

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, March 15, 2022, – **5:15 PM**

Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin

Member Notices: M. Palm (Mayor Designee), P. Wedekind, R. Franzen, J. O'Neill, T. Kolb, D. Marshall, and M. Boeggner.

Others Noticed: T. Pinion, C. Bradley, M Krautkramer, Mayor R. Nelson, Cliff Bobholz, Brooke Hill, John Schwanbeck, Tyler Edwards, Bob Bowden, Neil Pfaff, Mike Corey, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve February 15, 2022 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. Public Hearings

- a. The request of Brooke Hill (Owner), d/b/a Three Boos 4 U, for a Conditional Use Permit to allow a day care center and playground located in a B-1 zoning district, located at 106 Walnut Street, City of Baraboo, Sauk County, Wisconsin.
- b. The request of John Schwanbeck for a Conditional Use Permit to allow the sale of limited firearms as a Home Occupation at 1514 Ash Street, City of Baraboo, Sauk County, Wisconsin.
- c. The request of Menard Inc for a Conditional Use Permit to allow the construction of a self-service storage facility on the vacant 8-acre lot on the south side of their existing facility, located at 1040 State Rd 136, in the City of Baraboo, Sauk County, Wisconsin.

4. New Business

- a. Consider Brooke Hill's (Owner), d/b/a Three Boos 4 U (Applicant) request for a Conditional Use Permit to allow a day care center and playground located in a B-1 zoning district, located at 106 Walnut Street, City of Baraboo City of Baraboo, Sauk County, Wisconsin.
- b. Consider John Schwanbeck's request for a Conditional Use Permit to allow the sale of limited firearms as a Home Occupation at 1514 Ash Street, City of Baraboo, Sauk County, Wisconsin.

- c. Consider Menard Inc's request for a Conditional Use Permit to allow the construction of a self-service storage facility on the vacant 8-acre lot on the south side of their existing facility, located at 1040 State Rd 136, in the City of Baraboo, Sauk County, Wisconsin.
- d. Request to Rezone Lots 93 and 94 of the Second Addition to Spruce Haven from B-3, Highway-Oriented Business to R-4, Four thru Twelve Family Residential and Lots 95 & 134 through 137 of the Second Addition to Spruce Haven from B-3, Highway-Oriented Business to R-5, Thirteen Family and Up Residential, located on Silver Drive south of Mine Road, in the SW1/4 of the NE1/4 of Section 11, T11N, R6E, in the City of Baraboo, Sauk County, Wisconsin by Robert Bowden.
- e. Consider the General Development Plan/Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for Corey Oil LTD to expand their existing bulk fuel storage facility and add an accessory structure on their 0.19-acres site at the southwest corner of the intersection of Potter Street and Depot Street in the City of Baraboo, Sauk County, Wisconsin.

5. Adjournment

Mike Palm, Chairman by Mayoral Designee

Agenda prepared by Kris Denzer, 355-2730, Ext. 7309

Agenda Posted by Kris Denzer on March 11, 2022

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting February 15, 2022

Call to Order – Mike Palm called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner. Mike Palm was absent.

Also in attendance were Tom Pinion, Mayor Nelson, Mitch Buschkopf, Meg Roback, Tyler Edwards, and Mike Stafford.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Franzen to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O'Neill, seconded by Kolb to approve the minutes of the January 18, 2022 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

New Business

- a. Request to Rezone Lots 93 and 94 of the Second Addition to Spruce Haven from B-3, Highway-Oriented Business to R-4, Four thru Twelve Family Residential and Lots 95 & 134 through 137 from B-3 Highway-Oriented Business to R-5, Thirteen Family and Up Residential by Robert Bowden – No one was in attendance to address this request, no action was taken by the Commission.
- b. Review and approve a One-Lot Certified Survey Map for JDJE, LLC in an I-4 Planned Industrial/Business zoning district, located on the west side of Gateway Drive in the NW1/4 of the SW1/4, Section 3, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin – Meg Roback introduced herself to the Commission. Pinion presented the background for the request. It was moved by Kolb, seconded by O'Neill to approve the CSM as presented. On roll call vote for the motion, Ayes – Wedekind, Franzen, O'Neill, Kolb, Marshall, and Boeggner. Nay – 0, motion carried 6-0.
- c. Review and approve a Site Plan for JDJE, LLC for a proposed Fairfield Inn & Suites hotel on a 2.49-acre lot on the west side of Gateway Drive between Pizza Ranch and Teel Plastics – Meg Roback addressed the Commission. Roback said that they are proposing a 4-story, wood frame hotel for a Fairfield Inn and Suites. She said there will be 97 hotel units, full dedicated parking surrounding the building, several outdoor spaces in addition to that parking to serve meeting room and an indoor/outdoor hot tub spa type element, a fire pit patio area that will be off the main lobby and breakfast room. She said that the hotel also features a covered entry and a driveway under entry for the comfort of guests. Roback then presented the exterior materials and color schemes of the proposed hotel. The possible need for storage space was discussed. Roback presented sustainable features. There will be charging stations for electric vehicles. She said the building will contain low flow plumbing fixtures for water conservation and LED energy efficient lighting. She said the owner is looking at an option for an energy management system. She said that the rooms would have energy star appliances. Roback said the owner is looking into the pool being salt-water pool. Kolb asked if the site lighting plan and stormwater management plan have been submitted. Roback said that the site lighting plan would be contingent on approval. Pinion said that they would have to get a separate permit from the DNR for stormwater management and the City mirrors the DNR requirements. Kolb moved to approve the site plan for the JDJE, LLC for a proposed Fairfield Inn & Suites conditioned on meeting stormwater management, site lighting, and landscaping requirements, and approved by management. O'Neill seconded the motion. On roll call vote for the motion, Ayes – O'Neill, Kolb, Marshall, Boeggner, Wedekind, and Franzen. Nay – 0, motion carried 6-0.
- d. Consider the General Development Plan Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for Menards for a self-service storage facility on the vacant 8-acre lot on the south side of their existing facility, located at 1040 State Rd 136, in the City of Baraboo, Sauk County, Wisconsin – Tyler Edwards, Real Estate Division for Menard's addressed the Commission. He said that all the doors face in; all units will be fully enclosed with no rows of doors being visible. He then presented the

landscape, and site lighting plans. Edwards then presented the elevations and exterior materials and colors to the Commission. Edwards said that they are looking into the possibility of the use of solar energy. Kolb asked if Edwards would consider working with the Baraboo Arts Council at some time for a possible mural on the wall. Edwards answered in the affirmative. Kolb moved to forward to Council with a positive recommendation, conditioned on the landscaping and stormwater plans being approved by the City. Boeggner seconded the motion. Franzen said that it wasn't long ago the Commission denied a project of this sort across from Walmart, he feels the Commission didn't want it then and should not have it now. Boeggner said given the location of this project and the new highway going in, going down that stretch it is a lot different from being the first thing you see as you come off the highway. On roll call vote for the motion, Ayes - O'Neill, Kolb, Marshall, Boeggner, and Wedekind. Nay - Franzen. Motion carried 5-1.

- e. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Corey Oil LTD to expand their existing bulk fuel storage facility and add an accessory structure on their 0.19-acre site at the southwest corner of the intersection of Potter Street and Depot Street in the City of Baraboo, Sauk County, Wisconsin – Mike Stafford addressed the Commission. Stafford said that they want to use the 10x16 building for an accessory to the bulk plant. He said that it is needed most for security cameras, internet, and the new tank monitoring system. Pinion explained to the Commission the need for the PUD zoning. The consensus of the Commission was to move forward with the PUD Zoning.
- f. Review and recommend approval of the Final Plat of Greenfield Reserve, a residential subdivision on the south side of STH 33 approximately ¼ of a mile east of Taft Avenue (CTH T), located in the east half of the SW1/4 of Section 31, T12N R7E and the N1/4 of the NW1/4 of Section 6, T12N, R6E, City of Baraboo, Sauk County, Wisconsin – Pinion presented the background for the Final Plat for Greenfield Reserve. Pinion explained the Stormwater plan to the Commission. It was moved by Kolb, seconded by Franzen to recommend approval of the Final Plat of Greenfield Reserve as presented. On roll call vote on the motion, Ayes – Kolb, Marshall, Boeggner, Wedekind, Franzen, and O'Neill. Nay – 0, motion carried 6-1.

Adjournment - It was moved by Kolb, seconded by O'Neill to adjourn at 6:11 p.m. The motion carried unanimously.

Phil Wedekind
Plan Commission Vice-Chair

PLAN COMMISSION ITEM SUMMARY
March 15, 2022

SUBJECT: CONSIDER BROOKE HILL'S (OWNER), D/B/A THREE BOOS 4 U (APPLICANT) REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A DAY CARE CENTER AND PLAYGROUND LOCATED IN A B-1 ZONING DISTRICT, LOCATED AT 106 WALNUT STREET, CITY OF BARABOO CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM A: This property was used as a Day Care Center for many years but relocated to Commerce Avenue in the summer of 2017. Brooke Hill would like to re-open a Day Care facility in her building at 106 Walnut Street. She previously requested this in February 2019, which was approved by the Plan Commission; however, since that plan did not come to fruition and the building has been vacant during the interim, she needs to apply for a CUP again.

Following in an excerpt from Section 17.37 of our Zoning Code:

Discontinuing an Approved Conditional Use. Any and all conditional uses which have been **discontinued for a period exceeding 365 days shall have their conditional use invalidated automatically.** The burden of proof shall be on the property owner to conclusively demonstrate that the subject conditional use was operational during this period.

A Day Care Center is allowed as a Conditional Use in a B-1 Central Business zoning district. Brooke will be reportedly "inherit" customers from another local day care facility that will be closing.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – Conditional Use Review and Approval, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

SUBJECT: CONSIDER JOHN SCHWANBECK'S REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF LIMITED FIREARMS AS A HOME OCCUPATION AT 1514 ASH STREET, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM B: Mr. Schwanbeck is requesting permission to establish a Home Occupation at his residence at 1514 Ash Street. He has already has a Federal Firearms License (FFL). I did consult Chief Schauf about this request and he did not express any concerns. (You may recall a similar request was approved in August 2016 for a single-family residence at 209 Lynn Ave.) As Mr. Schwanbeck described his intentions, it meets the definition of a Home Occupation as contained in the Zoning Code and following is an excerpt from that Code:

(56) HOME OCCUPATION. (2235 08/22/2006)

(a) A "Home Occupation" is defined as the production of goods and/or **services**, customarily conducted for gain or support, within a residence by a member of the family residing in the residence, and **that has three or more of the following characteristics:**

1. The direct sales of merchandise or service to customers at the residence, or meeting directly with customers at the residence.
2. Non-immediate family employees come to the residence.
3. **The delivery of materials used in the home occupation to the residence.**
4. **Equipment used in the home occupation is stored outside the residence.**
5. **Evidence of use as a home occupation visible or audible from off the property.**

Regardless of circumstances, a home occupation shall not include a daycare not required to be licensed by the State, home sales parties not exceeding twice per calendar month, an activity engaged in by persons under the age of 18 years, or private lessons offered in a home, such as music or reading.

(b) If a home occupation is permitted as a conditional use for a residence, it shall comply with the following general conditions:

1. Retail sales are not permitted within a home occupation building.
2. Shopping by customers is not permitted within a home occupation building.
3. Displayed items produced by the home occupation may be displayed but not sold.
4. A home occupation shall produce no offensive noise, vibration, dust, odors, smoke, heat, pollution, glare, or radio, electrical, or television interference or otherwise produce a nuisance.
5. No materials which decompose by detonation shall be allowed in conjunction with a home occupation.
6. No home occupation shall be permitted which changes the outside appearance of the dwelling or is visible from the street.
7. Materials used in or produced by a home occupation may not be stored or displayed outside of any building.
8. Nonresident employees of a home occupation may be permitted by the Plan Commission if the Plan Commission makes the following findings:
 - i. That no non-resident employee shall perform any work or services at the site of the home occupation,
 - ii. That a non-resident employee shall not work out of a branch office located in his/ her home within the City unless the said branch office is also granted a conditional use permit, and
 - iii. That a non-resident employee shall not report for work at the site of the home occupation and leave his/her vehicle parked in the vicinity of the home occupation during the work day.
9. The volume of vehicular or pedestrian traffic or parking shall not result in congestion or be in excess of what is compatible with a residential neighborhood. There shall be no deliveries to or from a home occupation with a vehicle larger than a 30-foot long single-unit truck nor more than one delivery per day. Trucks shall not operate out of resident districts as part of a home occupation.
10. No more than one (1) home occupation shall be permitted per each lot.
11. A home occupation shall be carried on wholly within buildings on the lot by resident occupants and the total area devoted to the home occupation shall not exceed 20 percent of the gross floor area of the dwelling unit.
12. No home occupation shall be permitted that generates sewerage or water use in excess of what is normal for a residential dwelling.
13. No home occupation shall be permitted which requires plumbing, electrical, or structural changes when such changes are not dictated by the primary residential use of the property.
14. Home occupation uses shall meet all applicable fire and building code safety requirements.
15. No home occupation involving visits to the site of the home occupation by customers or the loading and unloading of business-oriented material shall be operated between the hours of 8:00 p.m. and 8:00 a.m.
16. The following uses are prohibited as home occupations:
 - i. Veterinary clinics, pet grooming or boarding.
 - ii. Antique shop.
 - iii. Automobile or other motor vehicle repair or paint shops.
 - iv. Barber shops and beauty parlors.
 - v. Furniture stripping and/or refinishing.
 - vi. Gift shops.
 - vii. Manufacturing or assembling items for sale from components not made on the same premises.
 - viii. Mortuaries.
 - ix. Photographic studios.
 - x. Private clubs.

If the Commission supports this request, it may be worth including the highlighted provisions above as conditions of approval.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – Conditional Use Review and Approval, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

SUBJECT: CONSIDER MENARD INC'S REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A SELF-SERVICE STORAGE FACILITY ON THE VACANT 8-ACRE LOT ON THE SOUTH SIDE OF THEIR EXISTING FACILITY, LOCATED AT 1040 STATE RD 136, IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM C: The Menards previously submitted their application to rezone the vacant 8-acre lot on the south side of their existing store with a Planned Development Overlay. Since this property is also located within the Conditional Use Overlay district, it also requires a Conditional Use Permit since all "new" uses are regulated as conditional uses.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – Conditional Use Review and Approval, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

SUBJECT: REQUEST TO REZONE LOTS 93 AND 94 OF THE SECOND ADDITION TO SPRUCE HAVEN FROM B-3, HIGHWAY-ORIENTED BUSINESS TO R-4, FOUR THRU TWELVE FAMILY RESIDENTIAL AND LOTS 95 & 134 THROUGH 137 FROM B-3, HIGHWAY-ORIENTED BUSINESS TO R-5, THIRTEEN FAMILY AND UP RESIDENTIAL BY ROBERT BOWDEN.

SUMMARY OF ITEM D: Bob Bowden is in the process of purchasing the undeveloped property in the Second Addition to Spruce Haven subdivision. He would like to complete the majority of the development as it was originally planned with the exception of replacing some of the business zoned land with multi-family zoned land pursuant to Petition to Rezone that is included in the packet.

ACTION: Forward to Common Council for a Public Hearing on the Rezoning with a recommendation to Approve/Conditionally Approve/or Deny the Proposed Rezoning to an R-4 and R-5 Multi-Family Residential zoning classifications.

SUBJECT: CONSIDER THE GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN IN ACCORDANCE WITH STEPS 3 AND 4 OF THE PLANNED DEVELOPMENT PROCESS FOR COREY OIL LTD TO EXPAND THEIR EXISTING BULK FUEL STORAGE FACILITY AND ADD AN ACCESSORY STRUCTURE ON THEIR 0.19-ACRES SITE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF POTTER STREET AND DEPOT STREET IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM E: Corey Oil submitted their application to rezone the vacant 0.19-acre on the southwest corner of Depot & Potter Streets with a Planned Development Overlay. This property currently zoned I-2. Following are a few excerpts from the Zoning Code:

17.31 I-2 INDUSTRIAL DISTRICT. (1652 09/14/92, 22524/10/2007)

- (1) PURPOSE. The I-2 Industrial District is established to delineate areas to be used for industrial development of the uses prescribed. (2243 11/28/2006)
- (3) ACCESSORY USES.
 - (f) Service buildings normally accessory to the permitted use.

- (4) CONDITIONAL USES. All uses, whether permitted or conditional, shall be considered conditional uses with the overlay zoning district as established in §17.36C of this Code of Ordinances. (2252 04/10/07, 2509 02/26/19)
- (g) Any business or industry involving the above ground bulk storage of liquid petroleum or propane gas for on-site use or for sale or delivery. (1921 10/28/97)

Above ground bulk LP or Propane storage is a Conditional Use, not a Permitted Use. The existing use of the property for bulk fuel storage is neither a Permitted Use nor a Conditional Use so **the current use of the property would be considered an existing legal, non-conforming use.** (Since “service buildings”, which are considered to be an Accessory Use, are limited to Permitted Uses only, it does not appear that the accessory structure that has been placed on the site is allowable in the current zoning district.)

A lawful non-conforming use may be continued although the use does not conform with the provisions of The Codes; provided, however that such use complies with each of the following provisions:

Only that use which is in open, active and in actual existence may be so continued as a legal non-conforming use, provided further that said use may not in any way be extended, enlarged, substituted, moved, added to or changed, except when authorized by this section; and

No structure or building on lands containing a legal non-conforming use may be extended, enlarged, structurally repaired, structurally altered, totally rebuilt, substituted, moved, remodeled, modified or added to, except when required to do so by law

Considering the situation, it seems the best way to regulate this property is with a PUD Overlay.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – Planned Unit Developments, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Forward to Common Council for a Public Hearing with a recommendation to approve, conditionally approve, or deny the GDP/SIP for this property.

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

City of Baraboo
 101 South Blvd.
 Baraboo, WI 53913
 (608) 355-2730 phone
 608 355-2719 fax

APPLICATION FOR CONDITIONAL USE PERMIT

(A non-refundable fee must accompany this application upon filing, -\$250 if public hearing required, or \$100 if no public hearing required.)

PAID	
FOR TREASURER USE ONLY	
Receipt # _____	FEB 18 2022
Account # 100-22-4440	CK 23454

Date of Petition: _____

2/21/22

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows: \$250.00

1. Name and address of each owner: (Please attach additional pages as necessary.)

Brooke Hill
410828 Hatcher Rd
Baraboo, WI 53913

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

3. Address of site: 106 Walnut St 706-0939-0000

4. Tax parcel number of site: 206-3035-0000 / 206-0937-0000

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed): _____

6. Present zoning classification: _____

7. Requested conditional use: Childcare - again

8. Brief description of each structure presently existing on site:

was a childcare - need it to
be again

9. Brief description of present use of site and each structure on site:

10. Brief description of any proposed change in use of structures if request for conditional use is granted: (include change in number of employees on site)

will have 10 employees

11. The following arrangements have been made for serving the site with municipal sewer and water:

already there

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

City of Brunswick
1219 Court

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

it was a daycare for 13 years. Local center is shutting down so we need to re-open to help the 25 children

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 2 day of 21, 2022

Property owner

Property owner

I certify that that I have reviewed this application for completeness.

Date: _____ Zoning Administrator: _____

Walnut

Play
ground

Parking

Playground

Building

For Office Use: <input type="checkbox"/> Application given by _____ <input type="checkbox"/> Received by Bldg. Inspector _____ <input type="checkbox"/> Fee received by Treasurer _____ <input type="checkbox"/> Building Insp. Certified _____ <input type="checkbox"/> Filed with City Clerk _____ <input type="checkbox"/> Referred for Staff Review _____	Date _____ _____ _____ _____ _____	<input type="checkbox"/> Referred to Council <input type="checkbox"/> Public Hearing Set <input type="checkbox"/> Date Notices Mailed <input type="checkbox"/> Public Hearing Published <input type="checkbox"/> Public Hearing Held <input type="checkbox"/> Plan Meeting Action	Date PAID FEB 07 2022 CITY OF BARABOO
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City of Baraboo
 101 South Blvd.
 Baraboo, WI 53913
 (608) 355-2730 phone
 608 355-2719 fax

APPLICATION FOR CONDITIONAL USE PERMIT

(A non-refundable fee must accompany this application upon filing, -\$250 if public hearing required, or \$100 if no public hearing required.)

FOR TREASURER USE ONLY

Receipt # _____

Account # 100-22-4440

Date of Petition: 1-25-22

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

John Schwanbeck 1514 Ash st Baraboo WI 53913

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

NA

3. Address of site: 1514 Ash st. Baraboo WI 53913

4. Tax parcel number of site: 206-0056-00000

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):

Lot One (1) of Certified Survey map No. 5672 as recorded in the Office of the Register of Deeds for Sauk County, Wisconsin in Volume 32 of Certified Surveys on Page 5672, as Document No. 950875 (Located) in Lot 2 of Sauk County, CSM # 2736 and NE 1/4 NE 1/4 of Section 35, T42N, R6E, City of Baraboo, Sauk County, Wisconsin

6. Present zoning classification: Residential

7. Requested conditional use: EFL / engraving home based internet sales

8. Brief description of each structure presently existing on site:

house
garden shed

9. Brief description of present use of site and each structure on site:

house - residence

garden shed - lawn equip. storage

10. Brief description of any proposed change in use of structures if request for conditional use is granted:
(include change in number of employees on site)

None

11. The following arrangements have been made for serving the site with municipal sewer and water:

existing no change

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

See attached

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

See attached

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 25th day of January, 2022.

[Signature]
Property owner

R. Schwonke
Property owner

I certify that that I have reviewed this application for completeness.

Date: _____ Zoning Administrator: _____

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

City of Baraboo
 101 South Blvd
 Baraboo, WI 53913
 (608) 355-2730 phone
 608 355-2719 fax

**APPLICATION FOR
 PLANNED UNIT DEVELOPMENT
 (PUD)**

FOR TREASURER USE ONLY
 Receipt # _____
 Account # 100-22-4440

Date of Petition: 4/31/22

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

Menard, Inc. 5101 Menard Dr Eau Claire WI 54603

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

Tyler Edwards - Real Estate Rep Menard, Inc.
5101 Menard Drive WI 54603

3. Address of site: 1040 Highway 17

4. Tax parcel number of site: 206-2552-26200

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):

LSM 6761 Lot 2

6. Present zoning classification: B3

7. Requested conditional use: outdoor self storage

8. Brief description of each structure presently existing on site:

Vacant Land

9. Brief description of present use of site and each structure on site:

Vacant land

10. Brief description of any proposed change in use of structures if request for conditional use is granted: (include change in number of employees on site)

See attached letter

11. The following arrangements have been made for serving the site with municipal sewer and water:

In Public right of way

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

City of Baraboo 101 South Blvd 206-2552-29000
Heather Stone LLC 55455 Stark RD 136 002-0266-00000

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

See attached letter

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 31 day of January, 2022

Timothy Real Estate Rep
 Property owner MMAD, Inc.

 Property owner

I certify that that I have reviewed this application for completeness.

Date: _____ Zoning Administrator: _____



January 31, 2022

RE: Menards Self Storage Application

Dear Mr. Pinion,

Menard, Inc. is submitting an application to create a Planned Development Overlay on the 8.1 acre lot south of the Baraboo Menards store. That lot was created during the original approval process for the store in 2004 for other box retail stores. In the past 17 years the demand for that type of retail users on those large lots has changed significantly and Menards is proposing to use that lot for a Menards Self Storage Facility and retain the smaller outlots along the highway for commercial use.

The first and possibly most important benefit to this project is that the facility is owned by Menards. That allows Menards to keep owning the land for any future expansion or future use of the property for the retail operation. It also means that the storage facility is run by Menards employees, watched by the Menards security team, and maintained by the Menards contractors. The storage facility ends up being an extension of the retail store operation on land owned by Menards.

The investment made by Menards in the land will allow Menards to create a new business in Baraboo. The market research we did proved that there is a need for this type of storage in the Baraboo market. There is a surplus of climate controlled units with the large indoor facility north of town but the outside units and the large vehicle parking spaces are in high demand. With the continued growth of Baraboo over the years there will be a continued need for storage and this proposal allows the city to control the location and the owner of the storage facility. Rather than an out of town investor putting a facility out of the city limits this will be a well known business operating next to their retail store.

After the Planning Commission review meeting there have been updates made to the plans and a set of elevations was put together. The landscaping was added to meet the commercial street frontage landscape ordinance on the south side and the east side of the facility. All access to the facility will be next to the Menards store gate way from public roads. The elevations of the facility were changed to be gray with a green roof to match the look of the Menards retail store. If there are additional questions or comments please let me know. Thank you.

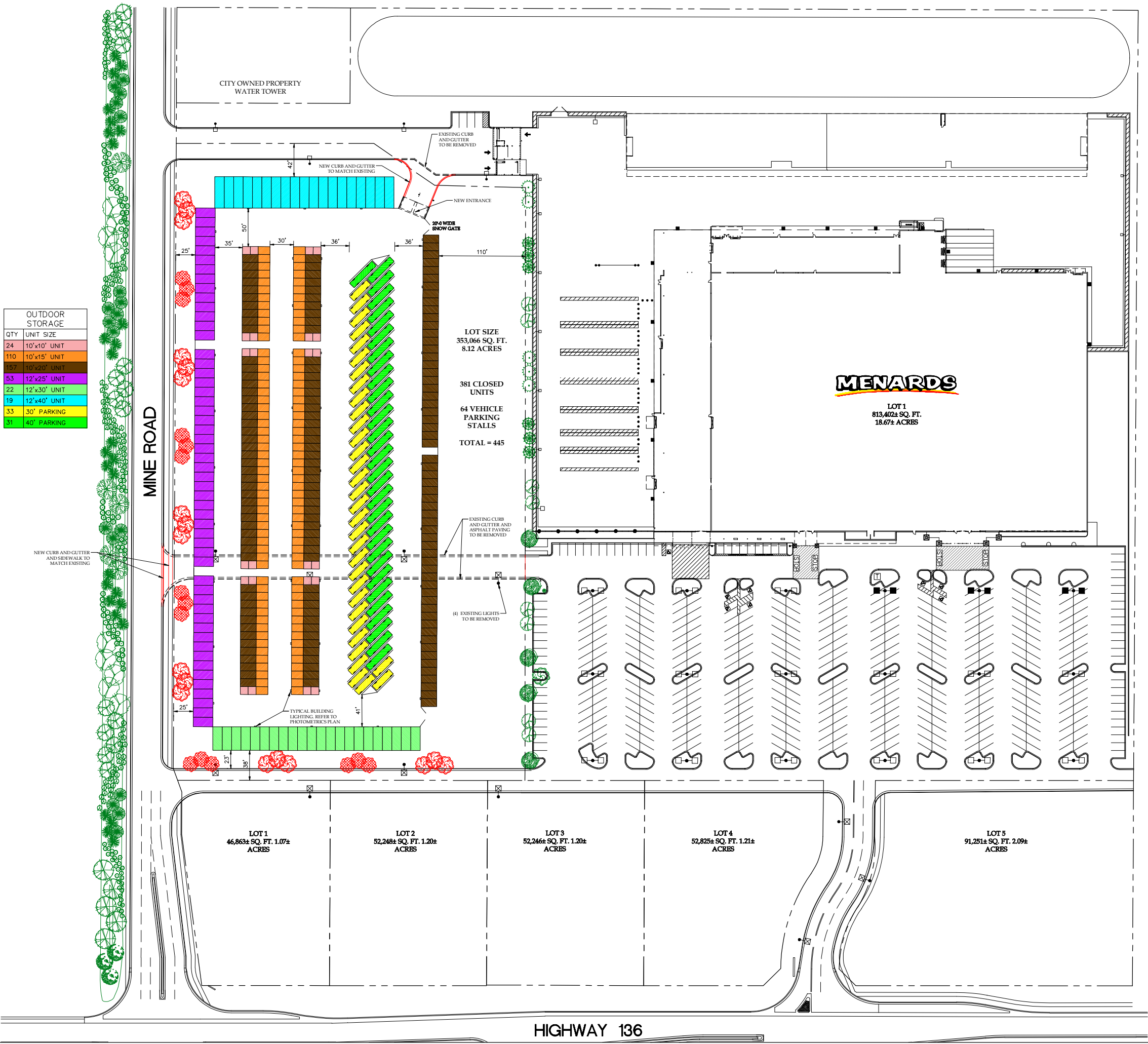
Sincerely,
Menard, Inc.

A handwritten signature in black ink, appearing to read "Tyler Edwards", written over a horizontal line.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com

OUTDOOR STORAGE	
QTY	UNIT SIZE
24	10'x10' UNIT
110	10'x15' UNIT
157	10'x20' UNIT
53	12'x25' UNIT
22	12'x30' UNIT
19	12'x40' UNIT
33	30' PARKING
31	40' PARKING

NEW LANDSCAPE LEGEND		
SYMBOL	SCIENTIFIC, COMMON NAME	QUANTITY
	NEW GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER', 'SHADEMASTER' THORNLESS HONEYLOCUST, (1"Ø CALIPER MIN.)	15
	NEW TILIA CORDATA 'GREENSPIRE', 'GREENSPIRE' LITTLELEAF LINDEN, (1"Ø CALIPER MIN.)	18



CONTACT INFORMATION
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

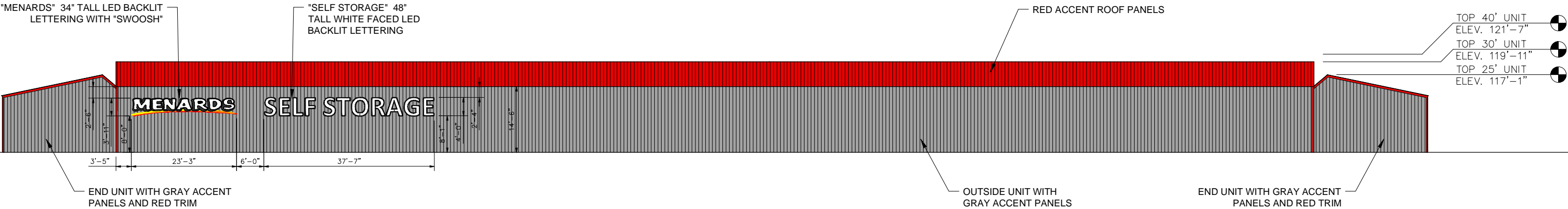


February 1, 2022 Scale: 1" = 60'-0"

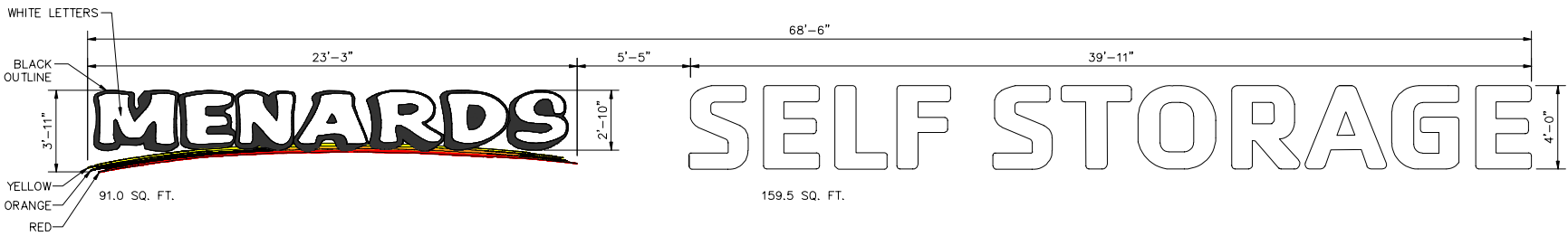
MENARDS®

Self Storage

Baraboo, Wisconsin



EAST ELEVATION




- NOTES:
- (1) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LOGO.
 - LOGO BACK TO BE ROUTED .080" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
 - LOGO TO INCLUDE MENARDS UDESCORE BENEATH THE LETTERING.
 - LOGO FACE TO BE ROUTED .150" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP, APPLY 3M HP BLACK VINYL AND 3M PRINTED TRANSLUCENT VINYL UNDERSCORE.
 - LIGHTING TO BE SUPPLIED BY WHITE LEDS 120V POWER SUPPLY AND SWITCH.

- NOTES:
- (1 OF EACH) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LETTERS.
 - LETTER BACKS TO BE ROUTED .063" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
 - LETTER FACES TO BE ROUTED 3/16" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP.
 - LIGHTING TO BE SUPPLIED BY WHITE LEDS WITH REMOTE MOUNTED 120V POWER SUPPLY AND SWITCH.

CONTACT INFORMATION
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

February 1, 2022 Scale: 3/32" = 1'-0"

Lighting Schedule							
Symbol	Quantity	Manufacturer	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	42	EverLast Lighting	602Y0080W30L70AY	1	9917	1	78.1897

CONTACT INFORMATION
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

February 1, 2022

Scale: 1" = 60'-0"



For Office Use:	Date	
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Notices Mailed by _____
<input type="checkbox"/> Fee received by Treasurer _____	_____	<input type="checkbox"/> Public Hearing Published by _____
<input type="checkbox"/> Filed with City Clerk _____	_____	<input type="checkbox"/> Plan Commission Held _____
<input type="checkbox"/> Zoning Administrator Certification _____	_____	<input type="checkbox"/> Public Hearing Held _____
<input type="checkbox"/> Referred for Staff Review _____	_____	<input type="checkbox"/> Council Action _____
<input type="checkbox"/> Public Hearing Set _____	_____	

City of Baraboo
 101 South Blvd.
 Baraboo, WI 53913
 (608) 355-2730 phone
 (608) 355-2719 fax

PETITION FOR ZONING CHANGE

(A non-refundable \$250 fee must accompany this application upon filing.)

Date of Petition: 2/7/2022

FOR TREASURER USE

Receipt # _____

Account # 100-22-4440

The undersigned, being all the owners of the real property covered by this zoning change request, hereby petition the City of Baraboo Plan Commission and Common Council as follows:

- Name and address of each owner: Refer to Attachment 1.
- Address of site: Spruce Dr and Silver Dr, City of Baraboo, Wisconsin 53913
- Tax parcel number of site: Refer to Attachment 1.
- Accurate legal description of site (state lot, block, and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):
Refer to Attachment 2.
- Present zoning classification: Refer to Attachment 1.
- Requested zoning change: Refer to Attachment 1.
- Brief description of structures presently existing on site (include photos): No structures exist on site.
In its existing condition, the site is used for agricultural practices. Refer to Attachment 3.
- Brief description of present use of site and structures thereon: The site is used for agricultural practices.
No structures exist on site.
- Brief description of any proposed change in use or structures if request for zoning change is granted (include change in number of employees): If the request for zoning change is granted, the parcels listed above will be used for the development of multi-family residential structures. This will accommodate the growing need for housing in the City of Baraboo.
- The following arrangements have been made for serving the site with municipal sewer and water:
Construction plans and required permits are being prepared by Vierbicher. Silver Drive will be extended and connect to Walnut St / Cty Hwy DL to the east.

11. Name, address, and tax parcel number of all owners of each parcel immediately adjacent to the boundaries of the site and extending 200 feet from and all the owners of the land directly opposite from the site extending 200 feet from the street frontage of such opposite land. (see section 17.11(1)(c) and City Code).

Refer to Attachment 4.

12. A scale map or survey showing the location, boundaries, dimensions, uses, and size of the site and its relationship to adjoining lands is attached. The map or survey shows the approximate location of existing structures, easements, streets, alleys, loading areas and driveways, off street parking, highway access and access restrictions, existing street, side and rear yards, surface water drainage, grade elevations and the location and use of any lands immediately adjacent to each of the boundaries of the site and extending 200 feet, plus the location of any existing structures on each such identified parcel. The name and address of each owner is attached.

Refer to Attachment 2.

13. A statement with supporting evidence indicating that the proposed zoning change or special zoning exception shall conform to the purpose, intent, spirit and regulations of the Zoning Code.

Refer to Attachment 5.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Dated this 7th day of Feb, 20022.

in contract

Property Owner

Robert T. Bowden

Property Owner

Property Owner

Property Owner

I have reviewed this application for completeness:

Date: _____

Zoning Administrator: _____



400 Viking Drive
Reedsburg, Wisconsin 53959
(608) 524-6468 phone
(608) 524-8218 fax
www.vierbicher.com



February 7, 2022

Tom Pinion
Public Works Director/City Engineer
City of Baraboo, City Hall
101 South Blvd
Baraboo, WI 53913

RE: Petition for Zoning Change
City of Baraboo
Sauk County, Wisconsin

Mr. Pinion,

We are proposing a zoning change for the lots listed below. Also included below is supporting evidence, indicating the proposed zoning change shall conform to the purpose, intent, spirit and regulations of the Zoning Code.

Lots 93 and 94 are currently zoned Highway Oriented Business (B-3). The requested zoning change of these lots is Four- Through Twelve-Family Residential (R-4). Parcels zoned R-4 are required to have 2,500 SF per dwelling unit. Lot 93 is 28,082 SF. A four-family home requires a lot size of at least 10,000 SF and a twelve-family home requires a lot size of at least 30,000 SF. Lot 94 is 26,817 SF. A four-family home requires a lot size of at least 10,000 SF and a twelve-family home requires a lot size of at least 30,000 SF. Per Chapter 17.23(5), the rezoning of lots 93 and 94 will conform to the purpose, intent, spirit and regulations.

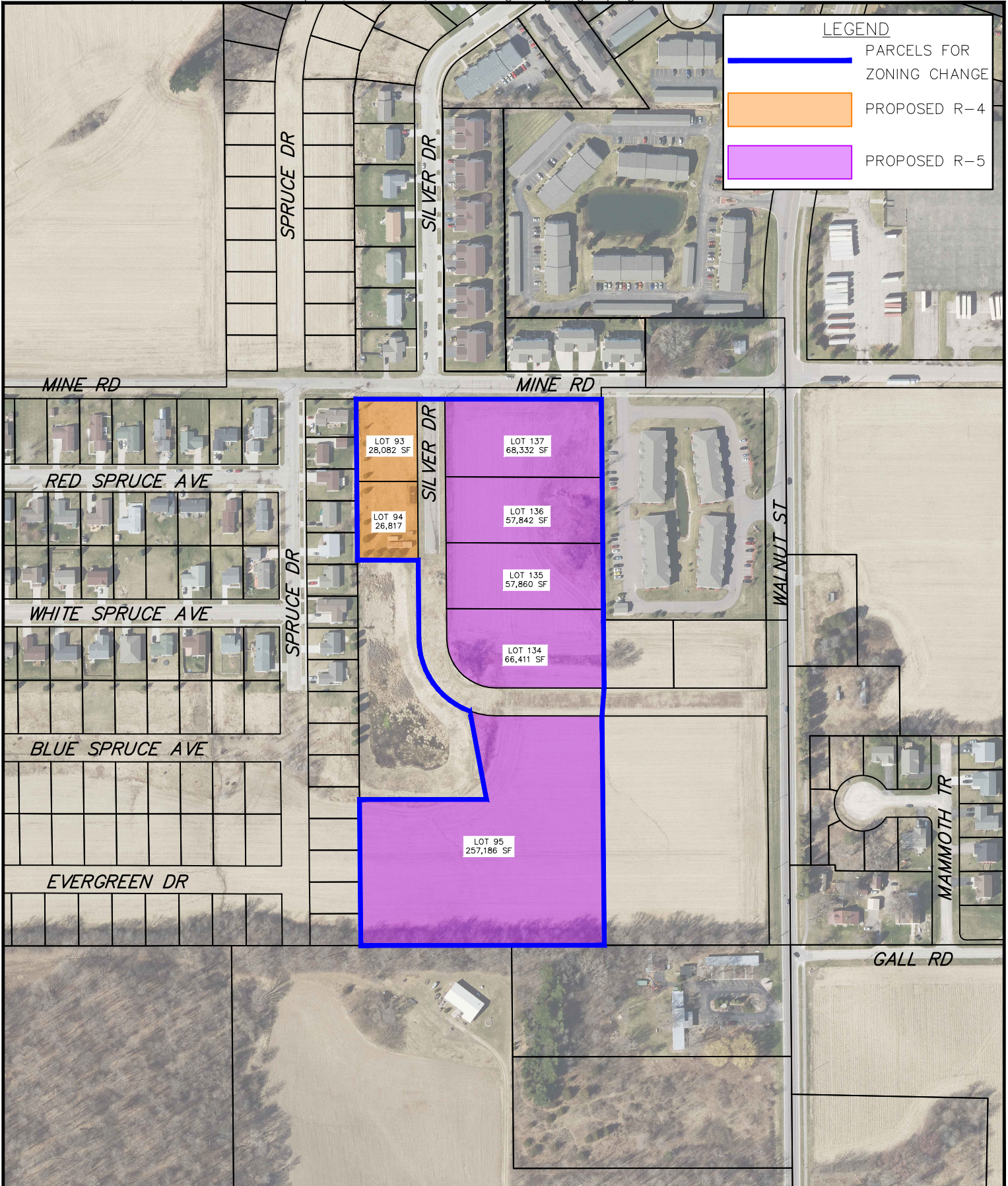
Lots 95, 134, 135, 136 and 137 are currently zoned Highway Oriented Business (B-3). The requested zoning change of these lots is Thirteen Family and Up Residential (R-5). Parcels zoned R-5 must have 2,500 square feet of lot per dwelling unit and a minimum lot area of one acre. Lot 95 is 257,186 SF (5.9 acres) and will meet the requirements of the zone change. Lot 134 is 66,411 SF (1.5 acres) and will meet the requirements of the zone change. Lot 135 is 57,860 SF (1.3 acres) and will meet the requirements of the zone change. Lot 136 is 57,842 SF (1.3 acres) and will meet the requirements of the zone change. Lot 137 is 68,332 SF (1.6 acres) and will meet the requirements of the zone change. Per Chapter 17.24(5), the rezoning of lots 95, 134, 135, 136 and 137 will conform to the purpose, intent, spirit and regulations.

Please review the Petition for Zoning Change and all included attachments.

Should you have any questions or concerns, please contact me at 608-393-1881 or npfa@vierbicher.com.

Sincerely,

Neil Pfaff, PE, PH, CST



02/07/2022

ATTACHMENT 1

PARCELS FOR ZONING CHANGE

BARABOO, SAUK CO, WISCONSIN

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898



PAID

JAN 18 2022

CN 3037

CITY OF BARABOO

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Notices Mailed by _____	_____
<input type="checkbox"/> Fee received by Treasurer _____	_____	<input type="checkbox"/> Public Hearing Published by _____	_____
<input type="checkbox"/> Filed with City Clerk _____	_____	<input type="checkbox"/> Plan Commission Held _____	_____
<input type="checkbox"/> Zoning Administrator Certification _____	_____	<input type="checkbox"/> Public Hearing Held _____	_____
<input type="checkbox"/> Referred for Staff Review _____	_____	<input type="checkbox"/> Council Action _____	_____
<input type="checkbox"/> Public Hearing Set _____	_____		

City of Baraboo

101 South Blvd.
Baraboo, WI 53913
(608) 355-2730 phone
(608) 355-2719 fax

PETITION FOR ZONING CHANGE

(A non-refundable \$250 fee must accompany this application upon filing.)

Date of Petition: 1/17/2022**FOR TREASURER USE**

Receipt # _____

Account # 100-22-4440

The undersigned, being all the owners of the real property covered by this zoning change request, hereby petition the City of Baraboo Plan Commission and Common Council as follows:

- Name and address of each owner: E.J. SCHWEITZER, COREY SCHWEITZER
COREY OIL LTD, 1212 W. SECOND ST. Oconomowoc WI 53066
- Address of site: 410 DEPOT ST. BARABOO WI 53913
- Tax parcel number of site: 0878
- Accurate legal description of site (state lot, block, and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):
SEE ATTACHED PAPER WORK
- Present zoning classification: 1 & 2
- Requested zoning change: PUD ZONING
- Brief description of structures presently existing on site (include photos): BULK FUEL PLANT
3-STORAGE TANK 18,000 GAL. EACH. & LOADING RACK
- Brief description of present use of site and structures thereon: BULK FUEL RE-LOAD
- Brief description of any proposed change in use or structures if request for zoning change is granted (include change in number of employees):
10'X16' SHED FOR NEW TANK MONITORING SYSTEM
& SECURITY CAMERA INSTALLATION IN HEATED 10'X4' AREA IN SHED, ALSO
STORAGE FOR ITEM ASSOCIATED WITH MAINTENANCE OF PROPERTY & SUPPLIES FOR
BULK DRIVERS AND SAFETY EQUIPMENT. NO OFFICE, NO MAIL
- The following arrangements have been made for serving the site with municipal sewer and water:
N/A

NOTE: - WE ALSO HAVE PLANS FOR FUTURE EXPANSION OF BULK PLANT
FOR ADDITIONAL TANKS FOR SUMMER OF 2022 AND BEYOND.

11. Name, address, and tax parcel number of all owners of each parcel immediately adjacent to the boundaries of the site and extending 200 feet from and all the owners of the land directly opposite from the site extending 200 feet from the street frontage of such opposite land. (see section 17.11(1)(c) and City Code).
12. A scale map or survey showing the location, boundaries, dimensions, uses, and size of the site and its relationship to adjoining lands is attached. The map or survey shows the approximate location of existing structures, easements, streets, alleys, loading areas and driveways, off street parking, highway access and access restrictions, existing street, side and rear yards, surface water drainage, grade elevations and the location and use of any lands immediately adjacent to each of the boundaries of the site and extending 200 feet, plus the location of any existing structures on each such identified parcel. The name and address of each owner is attached.
13. A statement with supporting evidence indicating that the proposed zoning change or special zoning exception shall conform to the purpose, intent, spirit and regulations of the Zoning Code.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Dated this 17th day of JANUARY, 2022.

Property Owner

T. J. Schmitzer
Property Owner

Property Owner

Cory Silverger
Property Owner

I have reviewed this application for completeness:

Date: _____

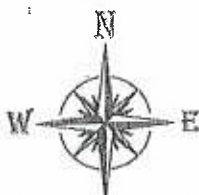
Zoning Administrator: _____

PLAT OF SURVEY

GENERAL LOCATION
BEING PART OF THE SW1/4 OF THE NW1/4, SECTION 1, T. 11 N., R. 6 E., CITY OF BARABOO,
SAUK COUNTY, WISCONSIN.

LEGEND

- 3/4" X 18" IRON ROD SET
(WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ▲ PK NAIL FND.
- 1/2" IRON ROD FND.
- ◎ 1" IRON PIPE FND.
- WP&L ALUM. MON. FND.
- STANDARD HARRISON. MON. FND.
- GUARD POST
- POWER POLE
- ✓ GUY WIRE
- ELECTRIC METER
- FIRE HYDRANT
- ▨ CATCH BASIN
- ▨ STORM SEWER DRAIN
- ▨ MANHOLE



BASIS OF BEARINGS: IS THE WEST LINE OF THE NW1/4 SECTION 1 WHICH BEARS N00°25'59"E AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

SCALE: 1" = 30'

H. H. POTTER ADDITION TO
THE VILLAGE OF BARABOO

BLOCK 2

POTTER

STREET

LOT 2
CSM 4557

BY OTHERS

20' EASEMENT
PER CSM 5598

LOT 1
CSM 4551

BY OTHERS

STANDARD HARRISON
W1/4 COR. MON. & WITNESSES
SEC. 1 FND. & VERIFIED

OWNER:
URBAN II LLC
59083A WOODFORD LANE
PRAIRIE DU SAC, WI 53578

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST ELDER STREET, P.O. BOX 373 PORTAGE, WI 53001
PHONE: PORTAGE (608) 742-7787 SAUK (608) 844-8877
FAX: (608) 742-0434 E-MAIL: info@grothman.com
(NEW LOGO REPRESENTS THE ORIGINAL MAP)

CLIENT:
GEORGE URBAN
59083A WOODFORD LANE
PRAIRIE DU SAC, WI 53578

G & A FILE NO. 810-430

DRAFTED BY: A. MAS

CHECKED BY: TG

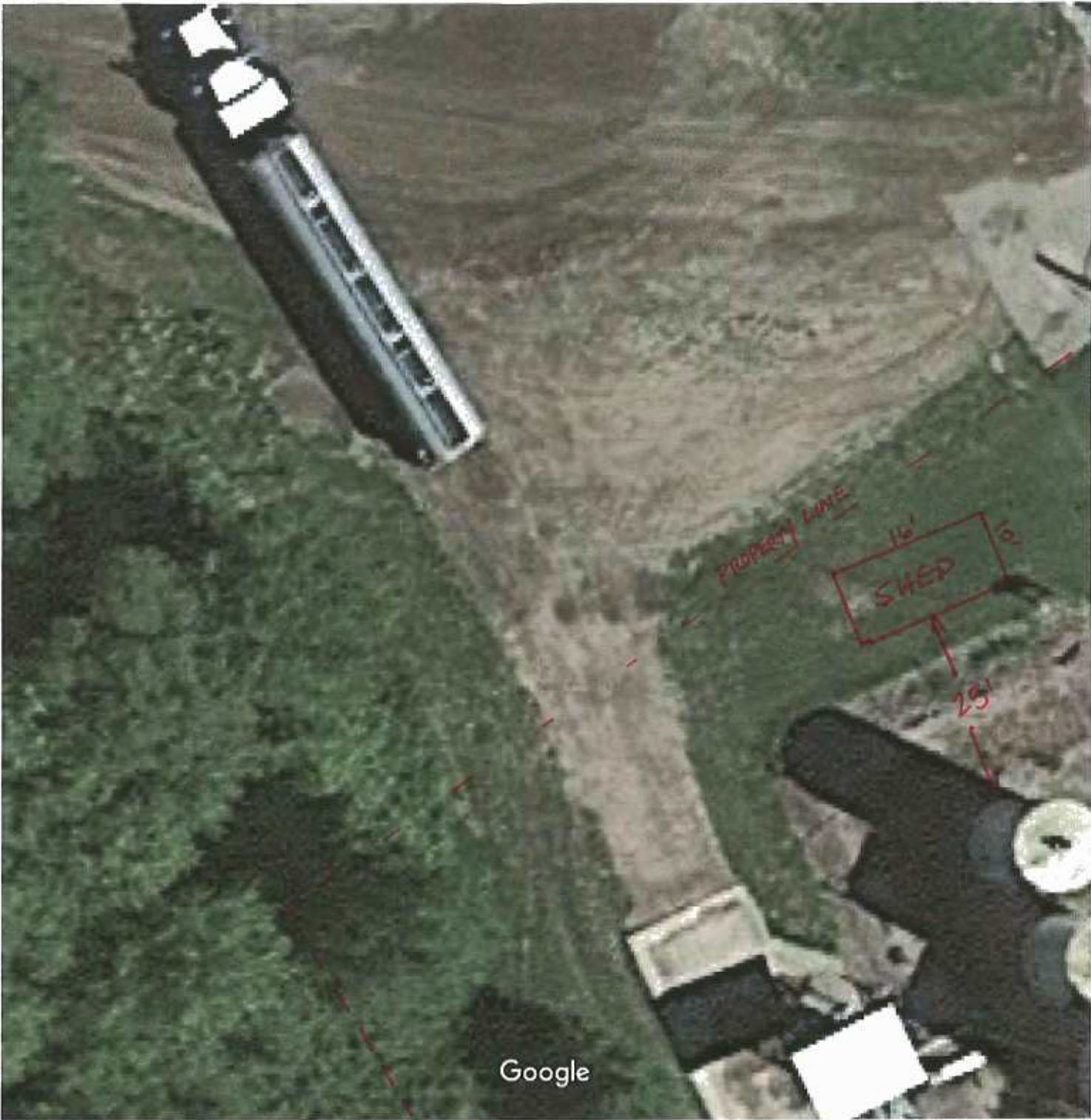
PROJ. 1016-547

SHEET 1 OF 2

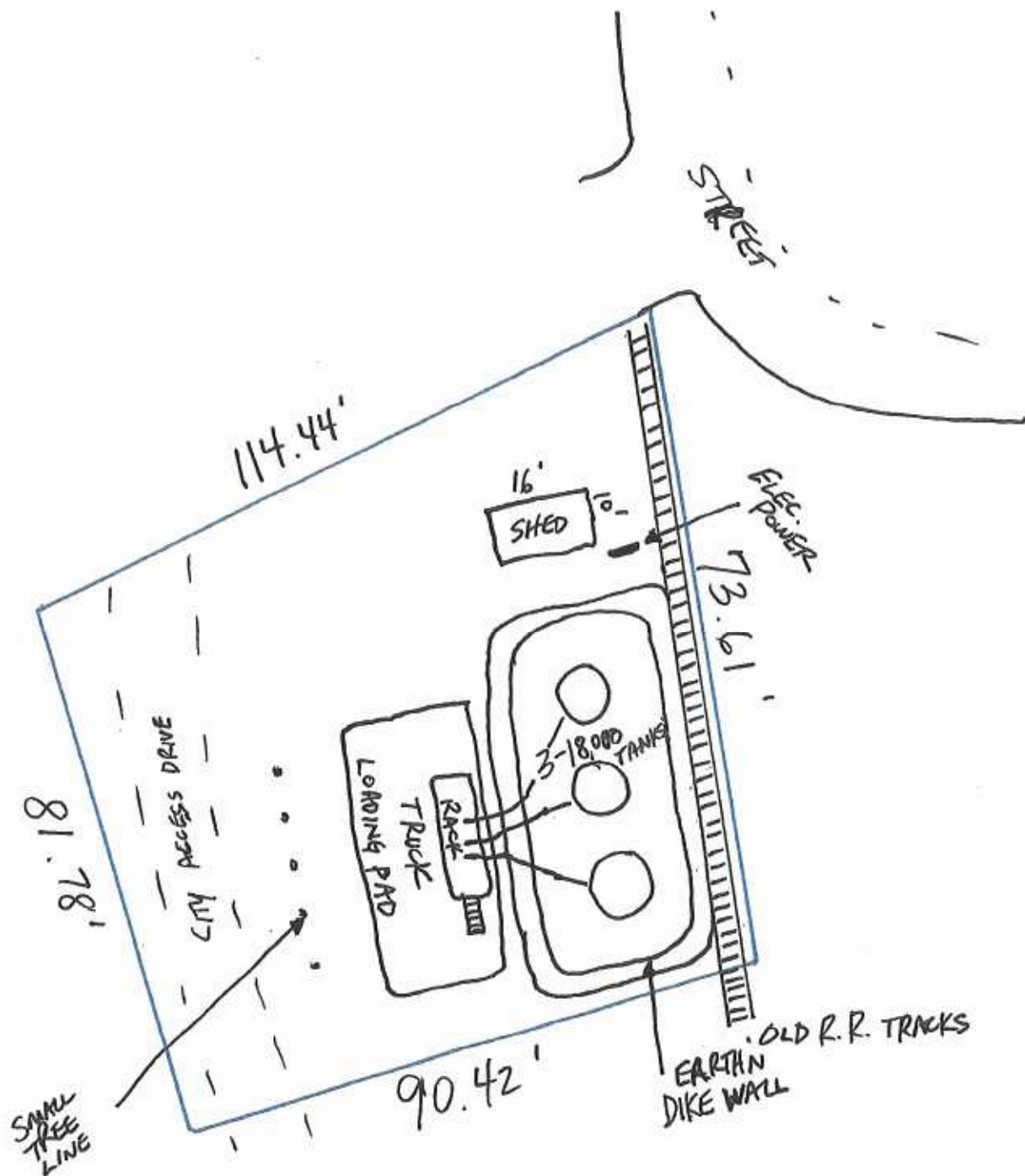
9-16-2019



410 Depot St
Baraboo Bulk Plant



Map data ©2022, Map data ©2022 20 ft



COREY OIL
BULK PLANT
410 DEPOT ST.
BARABOO WI